

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ipswich

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	10	5	- 50.0%	119	111	- 6.7%
Closed Sales	6	9	+ 50.0%	119	119	0.0%
Median Sales Price*	\$805,500	\$825,000	+ 2.4%	\$770,000	\$740,000	- 3.9%
Inventory of Homes for Sale	11	11	0.0%	--	--	--
Months Supply of Inventory	1.1	1.2	+ 9.1%	--	--	--
Cumulative Days on Market Until Sale	27	27	0.0%	33	28	- 15.2%
Percent of Original List Price Received*	102.5%	98.5%	- 3.9%	104.3%	101.7%	- 2.5%
New Listings	6	0	- 100.0%	131	137	+ 4.6%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

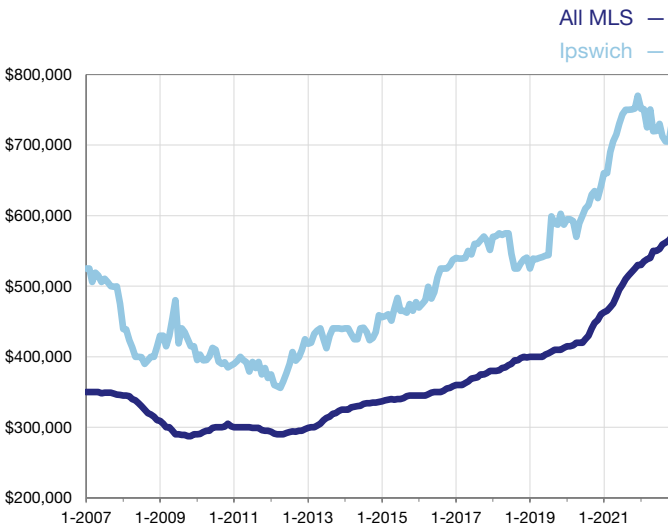
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	3	4	+ 33.3%	65	56	- 13.8%
Closed Sales	5	6	+ 20.0%	55	62	+ 12.7%
Median Sales Price*	\$555,000	\$500,000	- 9.9%	\$460,000	\$616,250	+ 34.0%
Inventory of Homes for Sale	4	7	+ 75.0%	--	--	--
Months Supply of Inventory	0.7	1.5	+ 114.3%	--	--	--
Cumulative Days on Market Until Sale	62	43	- 30.6%	50	39	- 22.0%
Percent of Original List Price Received*	101.3%	96.2%	- 5.0%	102.8%	103.2%	+ 0.4%
New Listings	1	0	- 100.0%	65	74	+ 13.8%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

